

**From:** [Jimenez, Ann](#)  
**To:** [Koutoufidis, Nicholas](#)  
**Subject:** FW: Planning Commission agenda 7/9 - Item 3, JVR Energy Park project  
**Date:** Thursday, July 08, 2021 4:16:33 PM  
**Attachments:** [JVR Energy Park project, Jacumba, County PC - SOHO comments.pdf](#)

---

Thank you,

**Ann Jimenez** | She-Her-Hers  
Planning Commission Secretary  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 310 San Diego, CA 92123  
C: (619) 517-4193

**Please note:** I will be teleworking M/Tu/Th and in-office on W/F.  
I am accessible by e-mail, cell phone. In-person, and MS Teams.  
My work hours are 7am-3:30pm M-F.

**CONFIDENTIALITY NOTICE:** This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain information protected by the attorney-client privilege, the attorney work product doctrine or other applicable privileges or confidentiality laws or regulations. If you are not an intended recipient, you may not review, use, copy, disclose or distribute this message or any of the information contained in this message to anyone. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of this message and any attachments. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

---

**From:** AHayes SOHO <ahayes.sohosandiego@gmail.com>  
**Sent:** Thursday, July 8, 2021 4:13 PM  
**To:** Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>  
**Cc:** Bruce Coons <bdcoons@aol.com>; Marlena Krcelich <mkrclich.sohosandiego@gmail.com>  
**Subject:** Planning Commission agenda 7/9 - Item 3, JVR Energy Park project

Ms. Jimenez,

Please see the attached comment letter to the Planning Commission regarding their July 9 agenda, Item 3, JVR Energy Park project.

These comments will also be submitted online.

Thank you,

**Amie Hayes**  
Senior Historic Resources Specialist  
Save Our Heritage Organisation (SOHO)  
3525 Seventh Avenue  
San Diego, CA 92103  
Office: (619) 297-9327

PROTECTING SAN DIEGO'S ARCHITECTURAL AND CULTURAL HERITAGE SINCE 1969

[SOHOSandiego.org](http://SOHOSandiego.org)

[eNews](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

**Membership starts at just \$25**

[Join SOHO today](#)



# Save Our Heritage Organisation

Protecting San Diego's architectural and cultural heritage since 1969

Thursday, July 8, 2021

San Diego County Planning Commission  
5520 Overland Avenue  
San Diego, CA 92123

Re: July 9 Agenda, Item 3, JVR Solar (PDS2018-MUP-18-022)

Commissioners,

Save Our Heritage Organisation (SOHO) reviewed the JVR Solar project at 45346 Old Highway 80, the draft Environmental Impact Report (EIR) and Historical Resources Technical Report (HRTR). We find the HRTR deficient in its historical significance analysis for the Mountain Meadow Dairy and Creamery's Sunshine Ranch complex with regard to the County of San Diego Criteria 1, 2 and 3 and find several of these resources historically significant and eligible for designation at the local level. Therefore, SOHO recommends the Commission ask for revisions to the HRTR so the project can be adequately evaluated under the California Environmental Quality Act and significant historical resources identified, avoided, and appropriately mitigated.

Under Criterion 1, the HRTR identifies this dairy facility, totaling 750 acres, was "one of the only large dairy product organizations in San Diego's southwest region that both produced its own milk and then distributed it." The report also acknowledges the "increasing demand for dairy farms in San Diego in the 1920s," and the new option to "to establish a dairy far away from Mission Valley," but fails to identify or evaluate the development and population impact this large dairy certainly had on Jacumba, its largest local employer to date. The report additionally discusses the development of the sanitary milk bottle top in 1933, noting it was "more likely to have occurred" at the Sixth Street creamery, but no documentation or evidence is provided to support this assumption nor is there an evaluation of how this invention impacted the dairy/ranch or its association with larger changes in the dairy industry.

The HRTR also does not adequately evaluate Criterion 2, for significance of the ranch's longest-running owner and company manager, Edwin Oscar Adam. Beginning in 1918, under his leadership, the ranch reached 750 acres, was one of the only large dairy product organizations in San Diego's southwest region to produce and distribute its own milk, and one of the largest San Diego County milk producers from 1930 until 1945. Adam's tenure saw the urban creamery constructed in 1933 with various new technologies in the dairy industry, a fleet of 80 employees over two locations, two early morning deliveries, painted delivery trucks, and a 100% sanitary bottle cap that won a gold medal at the California State Fair in 1934. Known as Sunshine Ranch at the time, the dairy closed in 1945 upon Adam's retirement. A revised HRTR should evaluate Adam's impact as Jacumba's largest employer and his retirement, such as a decline in population or development due to this temporary loss of local industry.

Last, under Criterion 3, of the 14 extant resources, there are several significant historical structures that compose the Mountain Meadow Dairy and Creamery's Sunshine Ranch complex, which continue to retain integrity and embody distinctive characteristics of the dairy/ranch building typology during the 1918-1945 period for the San Diego County region. Although Dwellings A, B, C and D; the Milking Barn, Barns A, B, and C; Tank Room, Silos, Reservoir, Cow Pens, Office, and Weigh Station are utilitarian structures, this is irrelevant as they demonstrate the practical nature of their construction with integrity of location and setting. Further, the report states the "Silos, Reservoir, Weigh Station, Milking Barn, Tank Room, Cow Pens, Barns A, B, C and Office, Dwellings A, B and C

retain enough integrity to warrant listing on the NRHP, CRHP or County of San Diego Local Register of Historic Resources,” (HRTR p.51). This collection of 14 existent historical resources continues to illustrate the cultural landscape and architecture of a dairy ranch by their location and proximity to each other on the ranch, circulation patterns, and the types of buildings constructed. Together, these are the distinctive characteristics of the dairy/ranch type from a 1918-1945 period of significance for the San Diego County region.

SOHO finds the Mountain Meadow Dairy and Creamery’s Sunshine Ranch significant under the County of San Diego Criteria 1, 2 and 3 as a local employment center that impacted the immediate area’s population and development, for an association with owner Edwin Oscar Adam, and representative of distinctive characteristics of the dairy/ranch type during 1918-1945 within the San Diego County region. SOHO requests the Commission recommend revisions to the HRTR to more deeply assess the historic resources on site, which then enables the project to be adequately evaluated under the California Environmental Quality Act and ensure that these significant historical resources are identified, avoided, and appropriately mitigated.

Thank you for the opportunity to comment,

A handwritten signature in black ink, appearing to read 'Bruce Coons', with a stylized, sweeping flourish extending to the right.

Bruce Coons  
Executive Director  
Save Our Heritage Organisation